



ACTION ITEM # 0 2

COMMONWEALTH of VIRGINIA
DEPARTMENT OF SOCIAL SERVICES
Office of the Commissioner

S. Duke Storen
COMMISSIONER

August 21, 2019

MEMORANDUM

TO: Members, State Board of Social Services

FROM: S. Duke Storen 

ACTION: Request to Change TANF Locality Grouping- Albemarle Department of Social Services

Pursuant to 22 VAC 40-293, Locality Groupings, the Albemarle Department of Social Services submitted a request to change to Group III for purposes of the payment groupings for Temporary Assistance for Needy Families (TANF). Albemarle is currently a Group II locality.

To approve a locality grouping change,

- rent costs in the petitioning locality must be 20% higher than at least one other bordering locality and both localities are in the same grouping; or
- the fair market rent costs are less than or equal than at least one bordering locality and that locality is in a higher locality grouping.

Albemarle County is bordered by Augusta County, a Group III locality. Comparing the rent costs using the Fair Market Rent data from the U.S. Department of Housing and Urban Development, the rent for housing in Albemarle is greater than that of Augusta County. Therefore, based on the regulation, a change in locality groupings is warranted.

Switching locality groupings from Group II to Group III for Albemarle County will increase TANF benefit costs. The annual TANF benefit costs will increase by approximately \$101,088, which can be absorbed within the current appropriation. The regulation indicates that the Commissioner must certify that funds are available.

If you have questions concerning this regulatory action, you may contact Mark Golden, Economic Assistance and Employment, at (804) 726-7385 or mark.golden@dss.virginia.gov.

SDS:mg
Attachment



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June 13, 2019

Ms. Karin Clark
Office of Legislative and Regulatory Affairs
Virginia Department of Social Services
801 E. Main Street
Richmond, VA 23219

Dear Ms. Clark:

The Albemarle County Board of Social Services hereby requests a change in TANF payment grouping for Albemarle County from Group II to Group III.

The regulation that provides the rules regarding changing locality groupings states that "the data must show that... the fair market rent cost are less than or equal for at least on bordering locality (compared to the petitioning locality) and that locality is in a higher locality grouping."

Albemarle County borders the City of Charlottesville and Augusta County, which are Group III localities. The fair market rents are the same or higher for all three localities, thus we believe Albemarle meets the criteria to change locality grouping.

The following information is presented in support of Albemarle's request:

- 1- Fair Market Rent Data from the U.S. Department of Housing and Urban Development as provided by the Center on Budget and Policy Priorities.
- 2- Albemarle County is bordered by the City of Charlottesville and Augusta County, both Group III localities, Rockingham, Greene, Orange, Louisa, Fluvanna, Buckingham, and Nelson Counties, all Group II localities.
- 3- An analysis of Group II and III payment levels and Fair Market Rent for Albemarle County, Augusta County, and the City of Charlottesville.
- 4- Augusta is in a higher payment grouping (Group III). Albemarle's Fair Market Rent is 27% higher for a 2-bedroom unit, 21% higher for a 3-bedroom unit, and 34% higher for a 4-bedroom unit.

Albemarle County continues to experience residential and commercial growth in relation to its neighbors. We believe there is sufficient justification to change the TANF payment grouping from Group II to Group III.

Albemarle County DSS looks forward to presenting this request at the August 2019 meeting of the Virginia Board of Social Services.

Please advise us if further information is required. We appreciate your attention to this matter.

Sincerely,

Phyllis C. Savides, LCSW
Director
Chairman of the Board of Social Services



Albemarle County (a Group II locality) and City of Charlottesville (a Group III locality) Fair Market Rent data from the U.S. Department of Housing and Urban Development as provide4d by the Center on Budget and Policy Priorities:



FY 2018 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2018 FMRs for All Bedroom Sizes

Final FY 2018 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2018 FMR	\$752	\$1,027	\$1,179	\$1,478	\$1,772
FY 2017 FMR	\$714	\$976	\$1,126	\$1,409	\$1,653

Albemarle County, Virginia is part of the Charlottesville, VA HUD Metro FMR Area, which consists of the following counties: Albemarle County, VA; Fluvanna County, VA; Greene County, VA; Nelson County, VA; and Charlottesville city, VA. All information here applies to the entirety of the Charlottesville, VA HUD Metro FMR Area.

Augusta County (a Group III locality) Fair Market Rent data from the U.S. Department of Housing and Urban Development as provide4d by the Center on Budget and Policy Priorities:



FY 2018 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2018 FMRs for All Bedroom Sizes

Final FY 2018 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2018 FMR	\$656	\$660	\$860	\$1,169	\$1,171
FY 2017 FMR	\$625	\$640	\$824	\$1,116	\$1,136

Augusta County, Virginia is part of the Staunton-Waynesboro, VA MSA, which consists of the following counties: Augusta County, VA; Staunton city, VA; and Waynesboro city, VA. All information here applies to the entirety of the Staunton-Waynesboro, VA MSA.

Albemarle County compared to Augusta County Fair Market Rent:

For a 2-bedroom unit:

\$1179 in Albemarle County

\$860 in Augusta County

Albemarle County is 27% higher than Augusta County for a 2-bedroom unit.

For a 3-bedroom unit:

\$1478 in Albemarle County

\$1169 in Augusta County

Albemarle County is 21% higher than Augusta County for a 3-bedroom unit

For a 4-bedroom unit:

\$1772 in Albemarle County

\$1171 in Augusta County

Albemarle County is 34% higher than Augusta County for a 4-bedroom unit